

172.0

0004

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

591,800 / 591,800

USE VALUE:

591,800 / 591,800

ASSESSED:

591,800 / 591,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		PECK AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	CASSERLY KATHRYN F	Unit #:	
Owner 2:	LIFE ESTATE		
Owner 3:			

Street 1: 1 PECK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

**PREVIOUS OWNER**

Owner 1:	CASSERLY JOHN F -
Owner 2:	CASSERLY KATHRYN F -

Street 1: 1 PECK AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										114012
										GIS Ref
										GIS Ref
										Insp Date
										08/10/18

**PREVIOUS ASSESSMENT**

Parcel ID										PRINT		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2020	101	FV	200,800	0	4,620.	391,000	591,800	591,800	Year End Roll	12/18/2019		
2019	101	FV	177,100	0	4,620.	385,400	562,500	562,500	Year End Roll	1/3/2019		
2018	101	FV	177,100	0	4,620.	296,100	473,200	473,200	Year End Roll	12/20/2017		
2017	101	FV	177,100	0	4,620.	279,300	456,400	456,400	Year End Roll	1/3/2017		
2016	101	FV	177,100	0	4,620.	257,000	434,100	434,100	Year End	1/4/2016		
2015	101	FV	170,000	0	4,620.	240,200	410,200	410,200	Year End Roll	12/11/2014		
2014	101	FV	170,000	0	4,620.	221,200	391,200	391,200	Year End Roll	12/16/2013		
2013	101	FV	170,000	0	4,620.	221,200	391,200	391,200		12/13/2012		

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
CASSERLY JOHN F	1545-98	1	6/18/2019	Convenience			1	No	No				
DONOVAN MAUREEN	1294-1		12/9/2004	Family			99	No	No				
HOLLAND CATHERI	1113-5		7/2/1993				1	No	No	F			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/17/2011	881	Re-Roof	5,400	C				& REPL FRT PORCH	8/10/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	1367	Porch	1,800					replace 9 x 4 porc	12/15/2008	Measured	197	PATRIOT
									12/28/1999	Mailer Sent		
									12/8/1999	Measured	256	PATRIOT
									1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	<b>OTHER FEATURES</b>				RESIDENTIAL GRID															
Kits: 1 Rating: Average	A Kits: Rating:	Fpl: 1 Rating: Average	WSFlue: Rating:					1st Res Grid	Desc: Line 1	# Units: 1	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Location:	Total Units:	Floor:	% Own:					Other															
Const Mod:	Lump Sum Adj:	Name:						Upper															
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2															
Grade: C - Average	Year Blt: 1965	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct:	Fact: .		Lvl 1															
								Lower															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Totals	RMS: 6	BRs: 3	Baths: 1	HB											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31.	%	Additions:	No Unit	RMS	BRs	FL												
				Functional:		%	Kitchen:	1	6	3													
				Economic:		%	Baths:																
				Special:		%	Plumbing:																
				Override:		%	Electric:																
				Total:	31	%	Heating:																
							General:	1	6	3													
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>RES BREAKDOWN</b>															
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 105.00	Size Adj.: 1.35000002	Const Adj.: 0.99989998	Adj \$ / SQ: 141.736	Rate	Parcel ID	Typ	Date	Sale Price	Exterior:	Interior:	Additions:	Kitchen:	Baths:	Plumbing:	Electric:	Heating:	General:		
				Other Features: 66000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:																
				LUC Factor: 1.00	Adj Total: 291069	Depreciation: 90231	Depreciated Total: 200837	WtAv\$/SQ:		AvRate:		Ind.Val											
				Juris. Factor:								Before Depr: 141.74											
				Special Features: 0								Val/Su Net: 92.28											
				Final Total: 200800								Val/Su SzAd: 149.40											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 172.0-0004-0015.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y	16X8	A	AV	1980		0.00	T	31.2	101											
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>							